001.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,300 / 947,300
					USE VALUE:	947,300 / 947,300
					ASSESSED:	947,300 / 947,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	9-11 FAIRMONT AVE REALTY TRUST
Owner 2:	
Owner 3:	
Street 1:	307 BEACON ST
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	YANAKOPULOS VASILIKI -
Owner 2:	-
Street 1:	305 BEACON ST
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02143

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2484 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	490,400	900	456,000	947,300
Total Card	0.115	490,400	900	456,000	947,300
Total Parcel	0.115	490,400	900	456,000	947,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.36 /Parcel: 381.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 448

GIS Ref

GIS Ref

Insp Date 08/04/17

!43!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	490,400	900	5,000.	456,000	947,300		Year end	12/23/2021
2021	104	FV	468,100	900	5,000.	456,000	925,000		Year End Roll	12/10/2020
2020	104	FV	468,200	900	5,000.	456,000	925,100	925,100	Year End Roll	12/18/2019
2019	104	FV	362,500	900	5,000.	484,500	847,900	847,900	Year End Roll	1/3/2019
2018	104	FV	362,500	900	5,000.	353,400	716,800	716,800	Year End Roll	12/20/2017
2017	104	FV	339,800	3700	5,000.	307,800	651,300	651,300	Year End Roll	1/3/2017
2016	104	FV	339,800	3700	5,000.	262,200	605,700	605,700	Year End	1/4/2016
2015	104	FV	302,800	3700	5,000.	256,500	563,000	563,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:55:34

LAST REV

Date	Time
01/28/21	12:58:33
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 43

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YANAKOPULOS VAS	1533-118	1	9/6/2018	Convenience	1	No	No		
YANAKOPULOS VA	1425-74		10/24/2012	Convenience	100	No	No		
YANAKOPULOS VA	1284-119		5/19/2004	Family	1	No	No		
	1002-10		8/1/1985		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	448
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	Mail Update	MM	Mary M
8/4/2017	MEAS&NOTICE	HS	Hanne S
4/1/2009	Meas/Inspect	189	PATRIOT
10/18/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 456,000	Spl Credit	Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07270527
Const Adj.:	0.98980200
Adj $ / SQ:	191.118
Other Features:	108371
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666243
Depreciation:	175888
Depreciated Total:	490355

COMMENTS

SCUTTLE HOLE/PDAS. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

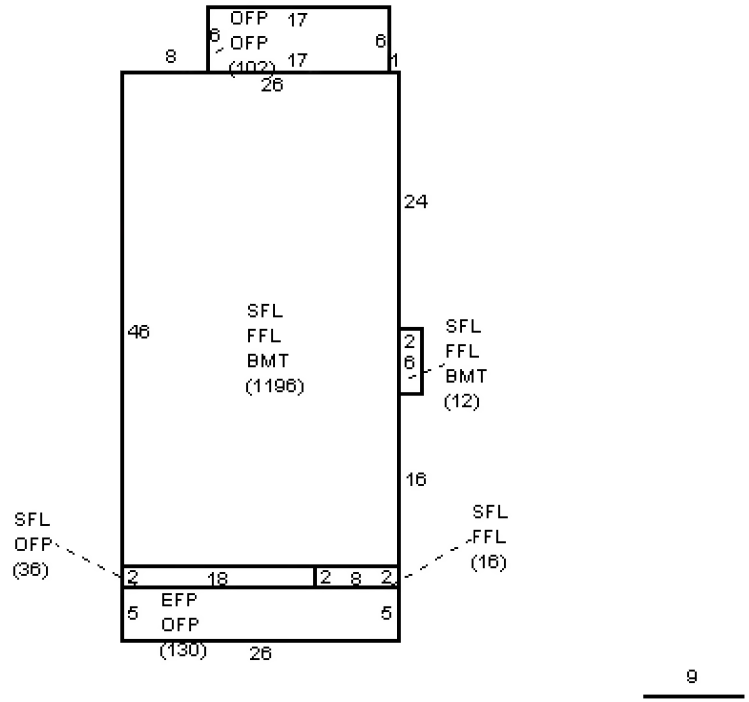
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.12
Special Features:	0	Val/Su Net:	116.98
Final Total:	490400	Val/Su SzAd	197.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,260	191.120	240,808
FFL	First Floor	1,224	191.120	233,928
BMT	Basement	1,208	57.340	69,261
OFP	Open Porch	370	20.750	7,676
EFP	Enclos Porch	130	47.680	6,198

Net Sketched Area:	4,192			Total:	557,871
Size Ad	2484	Gross Area	4192	FinArea	2484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16x16	A	AV	2016	3.71	T	5	104			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900

IMAGE

AssessPro Patriot Properties, Inc